



Town of Bridgewater, Massachusetts

Town Council

Community and Economic Development Committee

**Town Council
Community and Economic
Development Committee**

**Peter Colombotos
Chairman
District 5 Representative**

**William Wood
District 6 Representative**

**Fred Chase
District 4 Representative**

Joint Public Hearing with Planning Board May 25, 2022

Virtual Zoom Meeting to Attend Via Video:

<https://us06web.zoom.us/j/87939573453>

To Attend Via Phone Dial: 1 646 876 9923

Meeting ID: 879 3957 3453

- **Call to Order – 6:30 p.m.**
- **Joint Public Hearing with Planning Board – D-FY22-022
Proposed Bridgewater Zoning By-Law Amendment – Adult
Retirement Community in Planned Development District**
- **Joint Public Hearing with Planning Board – D-FY22-024
Proposed Zoning Ordinance – Zoning Map Amendment –
Main Street**
- **Adjournment**



Bridgewater Town Council

In Town Council, Tuesday, April 5, 2022

Council Ordinance: D-FY22-022

Introduced By:	Councilor Moore
Date Introduced:	April 5, 2022
First Reading:	April 5, 2022
Second Reading:	
Third Reading:	
Amendments Adopted:	
Date Adopted:	
Date Effective:	

Proposed Ordinance D-FY22-022

Proposed Bridgewater Zoning By-Law Amendment – Adult Retirement Community in Planned Development District

ORDERED, that the Town Council assembled votes to amend the following proposed amendments to the Bridgewater Zoning By-laws to allow future development of an Adult Retirement Community on the Claremont site as follows:

1. Amend § 6.30 Table of Use Regulations, Principal Uses A. by adding a new paragraph 16 entitled “Adult Retirement Community” as an allowed use in a Planned Development District, to be so designated by adding the letter “Y” in the column under PD.

Note: (This amendment will allow an Adult Retirement Community as defined in Section 2, Definitions, in a Planned Development District.)

2. Add to § 2, Definitions, the following:

2.99 Adult Retirement Community: Residential facilities or developments which are occupied by persons 55 years of age and older, excluding their spouses or surviving spouses from said age requirement, and which may include residential units occupied by resident staff personnel of any age. Residential units may be located in freestanding buildings or in multi-unit buildings. Adult Retirement Community may provide a combination of housing and personalized healthcare services designed to respond to the needs of individuals requiring assistance with activities of daily living, such as meal preparation, personal grooming, housekeeping, and medication. An Adult Retirement Community shall comply with the requirements of MGL c. 151 B and the Federal Fair Housing Act, as from time to time amended.

3. Amend §9.632(3) as follows:

Add to this section the following sentence:

“Maximum number of units in an Adult Retirement Community shall not exceed 25 units per acre of lot area.”

Add “and Adult Retirement Community” after the word “Hotels”.

4. Amend § 9.641(e) by inserting, “, Adult Retirement Community” after the words “Convention/exposition center”.
5. Amend § 9.656 by adding to the list of required parking spaces the following phrase: “1.3 spaces per dwelling unit for an Adult Retirement Community.”
6. Amend § 9.672 by inserting in the last sentence of the paragraph the words “for a special permit or site plan approval” after the word “Authority” and before the word “may”.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
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Exhibit 1

ESTIMATED ECONOMIC BENEFITS PROPOSED 55+ HOUSING PROJECT BRIDGEWATER, MASSACHUSETTS

Short-Term Impacts (Construction Period)

Jobs	120
State Income Taxes	\$1,025,000
State Sales Taxes (Materials & Local Spending)	\$1,941,610
Permit Fees	\$1,025,120
Local Spending (Workers)	\$312,156
Total	\$4,303,886
<i>State Share - Massachusetts</i>	<i>\$2,966,610</i>
<i>Local Share - City of Bridgewater</i>	<i>\$1,337,276</i>

Long-Term Impacts (Occuring Annually)

Jobs	10
State Income Taxes	\$26,000
State Sales Taxes (Local Spending & Utilities)	\$245,469
Local Spending (Residents)	\$3,230,000
State Motor Veh. Excise Taxes	\$157,500
Total	\$3,658,969
<i>State Share - Massachusetts</i>	<i>\$428,969</i>
<i>Local Share - City of Bridgewater</i>	<i>\$3,230,000</i>

Exhibit 2

**ESTIMATED ECONOMIC BENEFITS
PROPOSED 55+ HOUSING PROJECT BRIDGEWATER, MASSACHUSETTS**

DEVELOPMENT PROGRAM

	GSF TOTAL	TOTAL PROJECT COST (000's)		HARD COSTS ONLY (000'S)	CONST. MATERIALS ONLY (000'S)
		TOTAL	PER SF		
Residential	250,000	\$73,223	\$293	\$51,256	\$30,754

Note: Assumes hard costs 70% total budget, hard costs further broken down to 60% materials, 40% labor
Hard cost budget supplied by Claremont 10/26/21, GSF estimated based on comparable projects

DIRECT SHORT-TERM ECONOMIC IMPACTS -- TOTAL JOBS, WAGE INCOME, STATE INCOME TAXES

USES	TOTAL JOBS	TOTAL WAGES (000's)		STATE INCOME TAXES (000's)
		TOTAL	PER JOB (x2 YRS)	
Residential	120	\$20,502	\$171	\$1,025

Note: Assumes labor is 40% of hard costs and annual wage of \$85,384 per construction worker for 2 years
Source: Mass.gov NAICS code 23 <https://lmi.dua.eol.mass.gov/LMI/EmploymentAndWages#>
Assumes state income taxes at 5% of wages (single or married filing separately)

DIRECT SHORT-TERM ECONOMIC IMPACTS -- SALES TAX REVENUES FROM PURCHASE OF CONSTRUCTION MATERIALS, PERMIT FEES

USES	TAXABLE CONST. MATERIALS (000's)	STATE SALES TAXES (6.25) (000's)	BUILDING PERMIT FEES (000's)
Residential	\$30,754	\$1,922	\$1,025

Assumes Permit Fees equal to 2% of hard costs

NON-DIRECT SHORT-TERM ECONOMIC IMPACTS -- LOCAL SPENDING OF JOB SITE EMPLOYEES

USES	LOCAL SPENDING JOB SITE EMPLOYEES (000's)	STATE SALES TAXES (6.25) (000's)
Residential	\$312	\$20

Note: Assumes 50% of total jobs spending \$10/weekday on meals, groceries, gas, etc

DIRECT LONG-TERM ECONOMIC IMPACTS -- TOTAL JOBS, WAGE INCOME, STATE INCOME TAXES

USES	TOTAL JOBS	TOTAL WAGES (000's)		STATE INCOME TAXES (000's)
		TOTAL	PER JOB	
Residential	10	\$525	\$53	\$26

Note: Assumes 10 permanent jobs with wages averaged between:
 NAICS code 532 Real Estate Leasing \$58,708
 NAICS code 5617 Janitorial \$46,332
 Assumes state income taxes at 5% of wages - single or married filing separately. Source: Mass.gov

DIRECT LONG-TERM ECONOMIC IMPACTS - UTILITY TAXES

USES	STATE UTILITY TAXES (6.25)
Residential	\$78,125

NON-DIRECT LONG-TERM ECONOMIC IMPACTS -- LOCAL SPENDING OF RESIDENTS

USES	RESIDENTS	COMBINED INCOME (000's)	COMBINED SPENDING (000's)	TAXABLE COMBINED SPENDING (000's)	STATE SALES TAXES (6.25)
Residential	300	\$31,590	\$ 3,230	\$ 2,678	\$167,344

Note: Assumes 1.5 residents per unit
 Combined income is estimated based on distribution below. Source: Noelle Demand Analysis 2021, Active-Adults Bridgewater Primary Market Area (PMA)
 Spending potential by household is estimated at \$38,000. Categories were aggregated and exclude: financial services, insurance, mortgage/rents, travel
 Assumes 85% is bricks and mortar and 50% of that is spent within the local market
 Spending potential for the state sales tax calculation is reduced by \$6,500 / household to remove tax-exempt items (groceries & prescription drugs)

No. Residents	% Residents	Income Distributions of Target Households		
95	31.5%	\$ 150,000		or more
80	26.7%	\$ 100,000	\$	149,000
58	19.2%	\$ 75,000	\$	99,999
68	22.6%	\$ 74,999		or less
300	100.0%			

NON-DIRECT LONG-TERM ECONOMIC IMPACTS -- STATE MOTOR VEHICLE EXCISE TAX

USES	MOTOR VEHICLES	COMBINED VALUE (000's)	STATE MOTOR VEHICLE EXCISE TAX (000's)
Residential	300	\$6,300	\$158

Note: Assumes 1.5 residents per unit, and 1 car per resident
 Assumes average vehicle value of \$21,000
 Excise rate is \$25 per \$1,000 of vehicle value. Source: Mass.gov



Bridgewater Town Council

In Town Council, Tuesday, April 26, 2022

Council Ordinance: D-FY22-024

Introduced By: Councilor Sousa
Date Introduced: April 26, 2022
First Reading: April 26, 2022
Second Reading:
Third Reading:
Amendments Adopted:
Date Adopted:
Date Effective:

Proposed Ordinance D-FY22-024

ZONING ORDINANCE – ZONING MAP AMENDMENT – MAIN STREET

WHEREAS, In accordance with the provisions of MGL, Chapter 40A and the Bridgewater Town Charter, Section 2-6, relative to amendments to the Administrative Code, it is therefore:

ORDERED, that the Town Council assembled votes to amend the Bridgewater Zoning Map by rezoning Map 21 Parcels 24, 25, 26, 27, 29 and Map 34 Parcel 44, to Central Business District (CBD) in their entirety.

Explanation: *Malden Real Estate Development, LLC intends to develop a mixed use redevelopment at 96 Main Street (identified as parcel 1 on the attached map). However, the lot is split by two zoning districts. The front of the lot facing Main Street is within the Central Business District (CBD) and the back is within the Residential D District (RD), where parking is proposed. Parking in a residential district cannot serve as an accessory use to a mixed use development, proposed in the front of the lot.*

Consequently, Malden Real Estate Development, LLC seeks a revision to the CBD that would put the entire parcel within the CBD. In order to change the zoning designation, it is desirable to change the zoning line for several properties proximate to 96 Main Street, which parcels are also split between CBD and RD zoning districts. The attached plan depicts the proposed change to the CBD zoning district change.

The zoning district change affects 5 property owners, 4 of which have provided written consent. The fifth owner is unresponsive after multiple attempts to establish contact.

Committee Referrals and Dispositions:

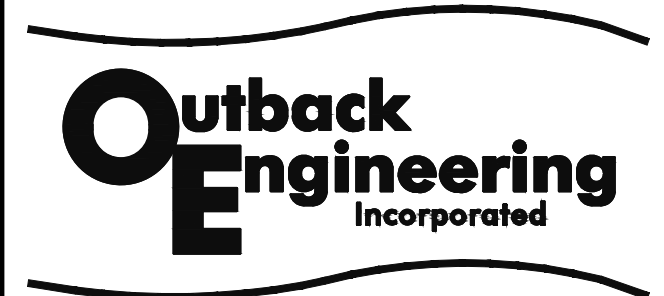
Referral(s)	Disposition(s)
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PROPERTY LIST			
1	N/F MALDEN REAL ESTATE DEVELOPMENT LLC ASSESSORS PARCEL: 21-27-0	8	N/F JOSEPH F & MARIE I MONIZ ASSESSORS PARCEL: 21-64-0
2	N/F COMMUNITY BANK ASSESSORS PARCEL: 21-26-0	9	N/F GEORGE KOSLOWSKY SR ASSESSORS PARCEL: 34-40-0
3	N/F RICHARD & BEVERLEY BAIRD ASSESSORS PARCEL: 21-25-0	10	N/F GEORGE KOSLOWSKY SR ASSESSORS PARCEL: 34-40-0
4	N/F SALVATION ARMY OF MASSACHUSETTS ASSESSORS PARCEL: 21-24-0	11	N/F ROBERT ROSS ASSESSORS PARCEL: 34-43-0
5	N/F WILLIAM JR & ANN PARKS ASSESSORS PARCEL: 21-23-0	12	N/F MADLYN B & DANIEL O COYNE, TRUSTEES ASSESSORS PARCEL: 34-44-0
6	N/F DEBRA LEE RICE ASSESSORS PARCEL: 21-22-0	13	N/F MECHANICS COOPERATIVE BANK ASSESSORS PARCEL: 21-29-0
7	N/F JOSEPH F & MARIE I MONIZ ASSESSORS PARCEL: 21-21-0	14	N/F WILLIAM C BEARCE III ASSESSORS PARCEL: 21-28-0



NOTE: THE PURPOSE OF THIS
PLAN IS TO SHOW PROPOSED
CHANGES TO THE CBD ZONE
LINE TO ALIGN WITH
PROPERTY LINES SHOW.

PROPOSED ZONING
CHANGE PLAN
AT
MAIN AND UNION
STREETS
IN
BRIDGEWATER
MASSACHUSETTS



165 EAST GROVE STREET
MIDDLEBOROUGH, MA 02346
TEL: (508)-946-9231
www.outback-eng.com

DATE: NOVEMBER 24, 2021	
DRAWN BY: AJP	CHECKED BY: JAP
SCALE: 1"=80'	SHEET 1 OF 1
0'	80' 160' 240'

OE-3610